

SECTION 506. OP-OFFICE PROFESSIONAL

Section 506.1 Purpose

The district is for the development of office and related uses adjacent to commercial uses. Certain other uses are permitted under conditions and standards which assure their compatibility with a general concentration of office use and/or medium and high density residential districts. This district will generally serve as a transition from commercial uses to residential districts.

Section 506.2 Approval Required

No structure or building shall be built or remodeled upon land in the OP District until subdivision plat and/or site plan approvals as been obtained.

Section 506.3 Location

The following criteria shall be considered in establishing and maintaining an OP District:

- (a) Conforms to appropriate designation in the General Plan.
- (b) Corresponds to an existing district or development in an area annexed into the City.

Section 506.4 Permitted Principal Uses

Buildings, structures, or premises shall be used and shall hereafter be erected, altered or enlarged only for the following uses:

- (a) Business and Professional
 - (1) Business College, limited to the teaching of office and business practices and skills.
 - (2) Office Business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold, exchanged, excepted commercial uses appurtenant thereto, such as a gift shop, news stand, smoke shop, barber shop, beauty parlor, and small retail, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.
 - (3) Office professional for: accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, planner, surgeon, surveyor, optometrist, small animal veterinarian.

- (4) Office semi-professional for: Insurance broker, public stenographer, real estate broker, stock broker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer, or mortician except as provided in sub-paragraph (b) hereof.
 - (5) Optician (limited to prescription work only).
 - (6) Laboratories: Medical, dental, blood bank.
 - (7) Physiotherapist.
 - (8) Studio: For professional work, or teaching of any form of commercial or fine arts, photography music, drama, dance, but not including sending or receiving tower.
 - (9) Broadcasting station and studio, radio or television, but not including sending or receiving tower.
 - (10) Nursing homes, retirement, or convalescent homes.
- (b) Retail
- (1) Art Gallery.
 - (2) Establishments primarily supplemental in character to other permitted principal uses, such as: pharmacy, apothecary shop, sale of correction garments, prosthetic devices, and optical goods.
 - (3) Blueprint, print, lithographs, or photostatic copies not produced on the premises.
- (c) Service
- (1) Banks, finance offices, lending institutions, stock brokerage firms, saving and loan associations and credit unions (including drive-thru).
 - (2) Telephone answering service.
 - (3) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

Section 506.5 Permitted Conditional Uses

See Section 310.

Section 506.6 Permitted Accessory Uses

- (a) Any uses customarily incidental to a permitted principal use, such as,
 - (1) Private garage or carport for storage of vehicles;
 - (2) Garden house, toolhouse, ramada, swimming pool.
- (b) Accessory dwelling units, See Section 310.
- (c) Where the keeping of horses and other livestock is lawful, structures customarily accessory to such use.

Section 506.7 Property Development Standard.

- (a) Required Area: No minimum area requirement, but any development over three (3) acres in gross area shall be processed as a planned area development under the provisions of Article 9.
- (b) Maximum Building Height: No building shall exceed thirty-five (35) feet in height except that within one hundred (100) feet of any UR, SFR, MFR, MHR, or RV district, no building shall exceed twenty-five (25) feet in height.
- (c) Required Yards:
 - (1) Front Yards-forty (40) feet.
 - (2) Where a lot has doubled frontage on two (2) streets, the required front yard shall be provided on both streets.
 - (3) Where a lot is located at the intersection of two (2) or more streets, the required front yard shall be provided on one (1) street and a yard having a depth of not less than twenty (20) feet shall be provided on the intersecting street.
 - (4) Side and Rear Yard. Ten (10) feet.
- (d) Operations and Storage. All operations and storage shall be conducted within a completely enclosed building.

Section 506.8 Non-Residential Accessory Buildings

- (a) Maximum Height: Fifteen (15) feet above grade.

- (b) Maximum yard Coverage: Thirty-five (35%) percent of the required side and rear yards.
- (c) Location Restrictions: No accessory building shall be erected in any minimum required front yard, except as otherwise provided in this code.
- (d) Setback Requirements: Accessory buildings shall be setback from the side lot line and the rear lot line a distance not less than three (3) feet, except:
 - (1) For a lot having its rear lot line contiguous with an alley line, no rear setback shall be required for the accessory building(s).
 - (2) For a corner lot abutting a key lot and not separated therefrom by an alley, any accessory building shall be setback from the rear lot line a distance not less than the width of the least required side yard applicable to the main building.
 - (3) For a corner lot, the street side setback shall be the same as for the main building.

Section 506.9 Off-Street Parking and Loading

In accordance with the provisions of Article 6.

Section 506.10 Sign Regulations

In accordance with the provisions of Article 7.

Section 506.11 Landscaping, Screening, and Buffering

Landscaping, screening, and buffering shall be provided as deemed adequate by the Planning and Zoning Commission or Board of Adjustments, and Building Inspector. All landscaping shall meet the requirements set forth in any subsequent ordinance specifically addressing the issue of landscaping.